

# CITY of SANTA MONICA

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	92,600
Annual Single-Family Units Permitted (1996-98, Avg.):	32
Annual Multi-Family Units Permitted (1996-98, Avg.):	405
Total Annual Residential Units Permitted (1996-98, Avg.):	437

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input type="checkbox"/> 6. Grading Permit Fees	-	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived:

All Planning Fees, Park  
and Recreation Fees, and the  
Condominium and Cooperative Tax

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

None Available

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

### i. Project Typical for Jurisdiction?

No-there are no parcels large enough.

### ii. Expected Location of New Subdivision in this Jurisdiction:

Sunset Park, Paula Drive  
Southern Santa Monica

### iii. Expected Environmental Assessment Determination:

Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication / Fee:	-30% of units dedicated for low-income housing or an In-Lieu Fee
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-soils, others required depending on the site

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	222,750
Total Valuation per 25 Unit Subdivision Model	5,568,750

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,711
Zone Change Application Fee	flat		3,711
Planned Unit Development Fee			-
Conditional Use Permit	flat		2,789
Plan Check Fee	flat		583
Tentative Map Fee	flat		1,670
Final Map Fee	flat		1,709
Development Review Fee	flat		3,467
Design Review Fee	flat		647
Landscape Review Fee	flat		138
Environmental Initial Study / Neg Dec Fee	flat		3,266
<b>Subtotal Planning Fees</b>			<b>21,691</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,113	27,825
Architectural Plan Check Fee	65% of Bldg Permit Fee @ 723/unit		18,075
Engineering Plan Check Fee	schedule based on val'n		3,471
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28	557
Plumbing, Electrical, Mechanical Permit Fee	50% of Bldg Permit Fee @ 556.50/unit		13,913
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>63,841</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water Impact Fees	based on expected use	990	24,750
City - Sewer Impact Fees	flat per unit	1,982	49,550
City - Sewer Connection Fee	395/connection	395	9,875
City - Water Connection Fee	flat per unit	1,410	35,250
City - Water District Fee	flat per unit	840	21,000
Santa Monica/Malibu USD - School Impact Fee	1.93 / sf	4,825	120,625
SoCal Edison - Electrical Connection Fee	115/meter	115	2,875
The Gas Co. - Gas Connection Fee	flat per unit	1,300	32,500
City - Park and Recreation Fee	flat per unit	200	5,000
City - Affordable Housing In-Lieu Fee	50% of 72,500 sf (total project dwelling area) @ 7.13/sf		258,463
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>559,888</b>

#### **x. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>645,420</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>25,817</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

### **i. Project Typical for Jurisdiction?**

No-typical lot size is 7500 sf

### **ii. Expected Location of New Infill Unit in this Jurisdiction:**

10th Street @ Cedar  
Southwestern Santa Monica

### **iii. Expected Environmental Assessment Determination:**

Categorical Exemption

### **iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway?
-Typical Reporting	-soils, others depending on the site

### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	222,750

### **vi. Planning Fees:**

Type / Fee Calculation	Per Unit	Fee Amount
Plan Check Fee	flat	424
<b>Subtotal Planning Fees</b>		<b>424</b>

### **vii. Plan Check, Permit & Inspection Fees**

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,113
Architectural Plan Check Fee	65% of Bldg Permit Fee @ 723/unit	723
Engineering Plan Check Fee	schedule based on val'n	548
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22
Plumbing, Electrical, Mechanical Permit Fee	50% of Bldg Permit Fee @ 556.50/unit	557
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>2,963</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water Impact Fees	based on expected use	990	990
City - Sewer Impact Fees	flat per unit	1,982	1,982
City - Sewer Connection Fee	395/connection	395	395
City - Water Connection Fee	flat per unit	1,410	1,410
City - Water District Fee	flat per unit	840	840
Santa Monica/Malibu USD - School Impact Fee	1.93 / sf	4,825	4,825
SoCal Edison - Electrical Connection Fee	115/meter	115	115
The Gas Co. - Gas Connection Fee	flat per unit	1,300	1,300
City - Park and Recreation Fee	flat per unit	200	200
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>12,057</b>

#### **x. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>15,444</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:</b>	2200 Colorado Southern Santa Monica
<b>iii. Expected Environmental Assessment Determination:</b>	Full EIR
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; tot lots
-Affordable Housing Dedication / Fee:	-30% of units dedicated for low-income housing or an In-Lieu Fee
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-soils, others required depending on the site

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	75.90
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	84,900
Total Valuation per 45 Unit Multi Family Development Model	3,820,500

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,711
Zone Change Application Fee	flat		3,711
Planned Unit Development Fee			-
Conditional Use Permit	flat		2,789
Plan Check Fee	flat		583
Development Review Fee	flat		3,467
Design Review Fee	flat		647
Landscape Review Fee	flat		138
Environmental Impact Report	flat		4,745
<b>Subtotal Planning Fees</b>			<b>19,791</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	571.55	25,720
Architectural Plan Check Fee	65% of Bldg Permit Fee @ 371.51/unit		16,718
Fire Department Plan Check Fee <sup>1</sup>	flat		454
Fire Alarm Permit Fee <sup>1</sup>	flat		690
Fire Sprinkler Permit Fee <sup>1</sup>	flat		433
6" Fire Line Installation	flat		2,230
Engineering Plan Check Fee	schedule based on val'n		3,471
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.49	382
Plumbing, Electrical, Mechanical Permit Fee	50% of Bldg Permit Fee @ 285.78/unit		12,860
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>62,958</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water Impact Fees	based on expected use	570	25,650
City - Sewer Impact Fees	flat per unit	1,487	66,915
City - Sewer Connection Fee	6 bldgs @ 395/connection		2,370
City - Water Connection Fee	flat per unit	1,410	63,450
City - Water District Fee	flat per unit	840	37,800
SoCal Edison - Electrical Connection Fee	115/meter	115	5,175
The Gas Co. - Gas Connection Fee	flat per unit	1,300	32,500
City - Fire Services District Fee	flat		14,280
Santa Monica/Malibu USD School Impact Fee	1.93 / sf	1,930	86,850
City - Park and Recreation Fee	flat per unit	200	9,000
City - Affordable Housing In-Lieu Fee	50% of 54,000 sf @ 6.14/sf		165,780
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>509,770</b>

#### **x. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>592,519</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>13,167</b>

**Notes:** <sup>1</sup> Includes \$5.22 issuance fee.